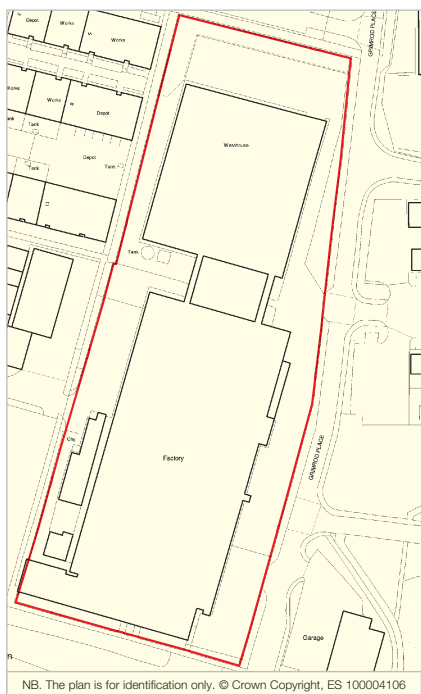
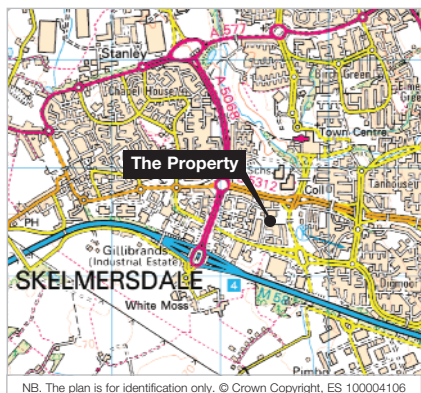


# **Skelmersdale** **1-3 Grimrod Place** **Lancashire** **WN8 9UU**

- **Freehold Industrial Building**
- Comprises 12,788 sq m (137,650 sq ft) on 2.55 hectares (6.3 acres)
- Located just off M58 at Junction 4
- No VAT Applicable
- Offered with **Full Vacant Possession upon Completion**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

The new town of Skelmersdale is located midway between Preston and Liverpool, some 30 miles west of Manchester city centre and serves a population of some 42,000. The town enjoys excellent road access being adjacent to Junctions 4 and 5 of the M58 motorway, which in turn links to the M6 at Junction 26.

The property is situated in the established industrial location of East Gillibrands, within a mile of Junction 4 of the M58 Motorway. Occupiers close by include GE Energy, Royal Mail, Graylaw Freight Group, Enterprise Rent a Car and West Lancashire College Construction Academy.

## **Description**

The property comprises two warehouse/factory units on a self-contained site of 2.55 hectares (6.3 acres). The warehouses benefit from eaves height of 5.5m and 6m, 9 level loading doors and heating and lighting throughout. The services are neither tested nor warranted.

The property provides the following accommodation and dimensions:

<b>Upper Warehouse</b>	<b>8,686 sq m</b>	<b>(93,500 sq ft)</b>
<b>Smaller Warehouse</b>	<b>4,102 sq m</b>	<b>(44,150 sq ft)</b>
<b>Total</b>	<b>12,788 sq m</b>	<b>(137,6'50 sq ft)</b>

## **Tenancy**

The property is to be offered with Full Vacant Possession upon Completion.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

EPC Rating Band D-99 (Copy available on website).

## **Viewings**

To be held by appointment only by arrangement with WHR. Please e-mail your viewing request with full contact details to [mrooney@whrproperty.co.uk](mailto:mrooney@whrproperty.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 133 Skelmersdale**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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